

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use OnlyDate Received: 9/21/05

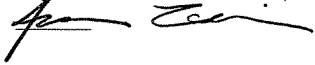
Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: Andrew R. Levinson Daytime Phone: (703) 456-8075Address: One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190-5656Nominator E-mail Address: alevinson@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

n/aAnyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Attorney for Habitat for Humanity of Northern Virginia, Inc.**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 3Total aggregate size of all nominated parcels (in acres and square feet): 187,551.93sq. ft. 4.3056acresIs the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.***All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See Attached

Current Plan Map Designation: .5-1 DU/AC

Proposed Comprehensive Plan Designation: 8-12 DU/AC

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	34
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

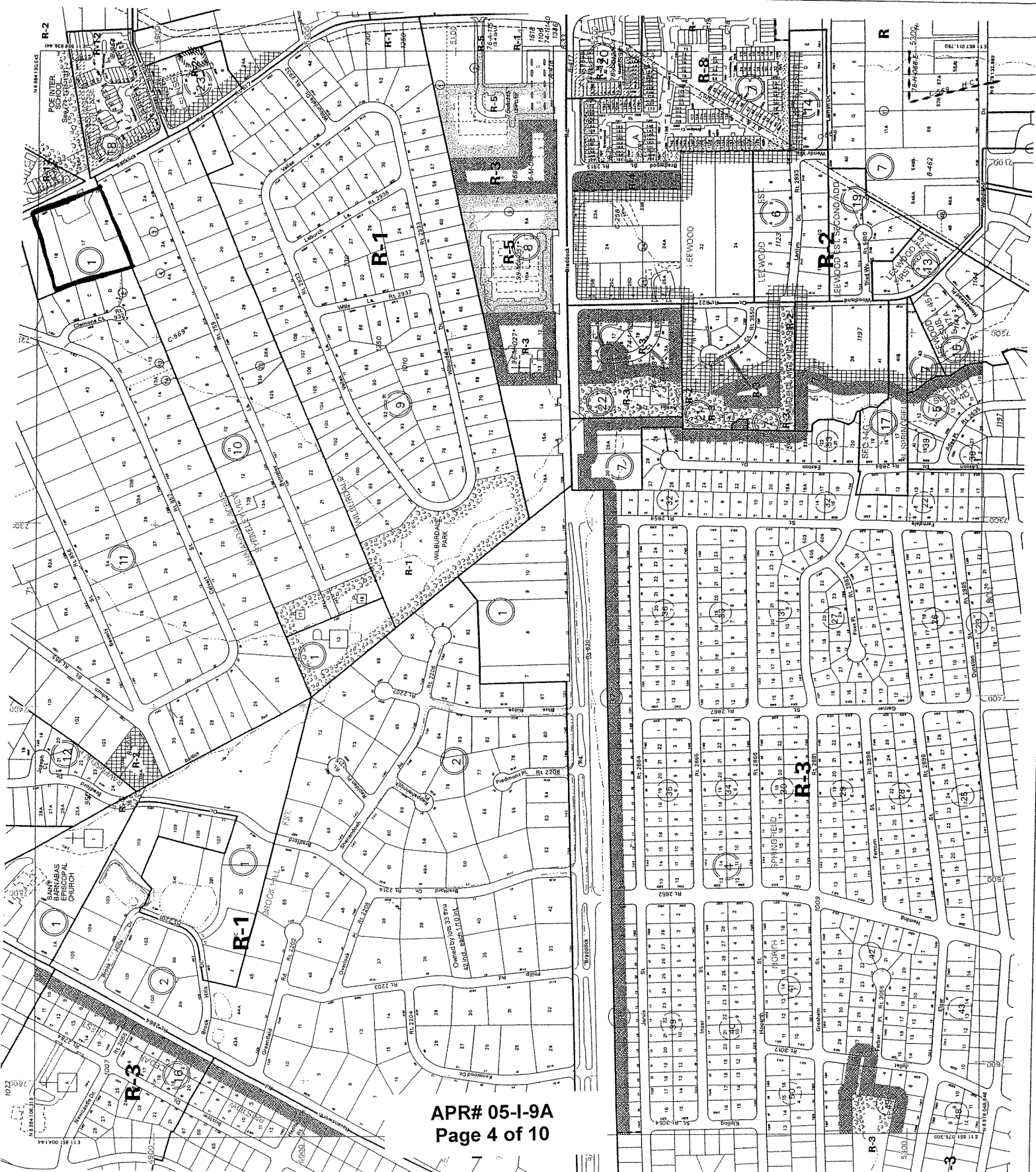
**APR# 05-I-9A
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SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
71-3((1))18	Meadows, Merlin G	4804 Backlick Road Annandale, VA 22003	3221 Holly Hill Drive Falls Church, VA 22042	1.0158	70051160000192012579
71-3((1))17	Meadows, Merlin G and Nila R	4808 Backlick Road Annandale, VA 22003	3221 Holly Hill Drive Falls Church, VA 22042	2.7735	70051160000192012593
71-3((1))16	Meadows, Merlin G	4812 Backlick Road Annandale VA 22003	4812 Backlick Road Annandale, VA 22003	.5163	70051160000192012586



**BACKLICK ROAD
COMPREHENSIVE PLAN AMENDMENT
EXISTING PLAN TEXT**

A10 Ossian Hall Community Planning Sector

The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 57 indicates the geographic location of land use recommendations for this sector.

1. Parcels 70-2((1))1A, 9, and 10, and parcels 71-1((1))73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2((1))1A, 9 and 10 with parcel consolidation, integrated development, and the removal of the existing freestanding retail use. This additional office use should be focused on parcel 70-2((1))1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.

2. Parcel 70-2((14))A2, part of the original Heritage Condominium, should remain as private open space.
3. The area on the north side of Braddock Road, Tax Map 71-3((8))7, 7A, 8, 9, and 9A, located between the Leewood Nursing Home and the School for Contemporary Education, is planned for residential use at a density of 2-3 and 4-5 dwelling units per acre as shown on the Plan Map. As an option, all five lots may develop at a density of 4-5 dwelling units per acre if the following conditions are met:
 - (a) There is substantial and logical consolidation;
 - (b) The height of any building does not exceed 35 feet without fill;
 - (c) Transitional screening and barriers comply with the Zoning Ordinance requirements;
 - (d) Access points are coordinated with adjacent properties;
 - (e) The existing mature trees along Braddock Road and the Wilburdale community are saved; and

- (f) The development proposal satisfactorily addresses the associated environmental and stormwater impacts.
- 4. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]

**BACKLICK ROAD
COMPREHENSIVE PLAN AMENDMENT
PROPOSED PLAN TEXT**

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A10 Ossian Hall Community Planning Sector

The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 57 indicates the geographic location of land use recommendations for this sector.

1. Parcels 70-2((1))1A, 9, and 10, and parcels 71-1((1))73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2((1))1A, 9 and 10 with parcel consolidation, integrated development, and the removal of the existing freestanding retail use. This additional office use should be focused on parcel 70-2((1))1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.

2. Parcel 70-2((14))A2, part of the original Heritage Condominium, should remain as private open space.
3. Parcels 71-3((1))16, 17, and 18, are located on the western edge of Backlick Road, across from Heritage Village and Poe Intermediate School and between Beverly Street and Byrneley Lane. This area is planned for residential use at a density of 8-12 dwelling units per acre with building heights not to exceed four stories or 35 feet, as shown on the Plan Map. This will provide an effective transition to the planned residential use on the eastern side of Backlick Road of 12 to 16 dwelling units per acre.
4. The area on the north side of Braddock Road, Tax Map 71-3((8))7, 7A, 8, 9, and 9A, located between the Leewood Nursing Home and the School for Contemporary Education, is planned for residential use at a density of 2-3 and 4-5 dwelling units per acre as shown on the Plan Map. As an option, all five lots may develop at a density of 4-5 dwelling units per acre if the following conditions are met:
 - (a) There is substantial and logical consolidation;
 - (b) The height of any building does not exceed 35 feet without fill;
 - (c) Transitional screening and barriers comply with the Zoning Ordinance requirements;

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- (d) Access points are coordinated with adjacent properties;
- (e) The existing mature trees along Braddock Road and the Wilburdale community are saved; and
- (f) The development proposal satisfactorily addresses the associated environmental and stormwater impacts.

5. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]

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UNIT A-10
2005 COMPREHENSIVE PLAN AMENDMENT
OSSIAN HALL
BACKLICK ROAD

STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Cooley Godward, LLP (hereinafter referred to as the "Nominator"), is submitting this nomination on behalf of Habitat for Humanity of Northern Virginia, Inc. ("Habitat"), concerning three properties near Annandale Acres in the Ossian Hall Community Planning Sector of Fairfax County. The three properties are located in the Mason District on the west side of Backlick Road, bounded by the Byrneley View neighborhood on the south and Annandale Acres on the north and west, and are identified as Fairfax County Tax Maps 71-3 ((1)) Parcels 16-18 (the "Property"). The Property is within the Ossian Hall Community Planning Sector of the Annandale District Area I of the Fairfax County Comprehensive Plan. The Nominator requests approval of a Comprehensive Plan Amendment to permit residential use at greater densities more appropriate for the Property's location directly across Backlick Road from the existing medium to high density residential neighborhoods and Poe Intermediate School.

II. COMPREHENSIVE PLAN AMENDMENT

The Property is currently planned for single family residential use at .5 to one dwelling unit per acre. However, the Property's current commercial use as a nursery is not consistent with the surrounding uses. Nor are the current Comprehensive Plan recommendations for the area reflective of the change in circumstances around the Property. Thus, a change to the Plan's recommendations is needed to better align the Plan's vision of the area with the Property's actual characteristics.

The Nominator proposes the addition of language to the Comprehensive Plan that would allow the Property to be redeveloped for single family townhouse development. The proposed language provides a new planned density of 8 to 12 dwelling units per acre, which is less than the density and intensity permitted directly across Backlick road from the Property. The nomination also provides, however, that the scale and mass of the redevelopment be compatible with the Property's surroundings, reflecting the less dense Annandale Acres development to the north and west. The proposed language also requires that the building height should not exceed a maximum of 4 stories or 35 feet. Under Habitat's vision for development, the Property would comprise primarily market rate townhouse units, with a small number of units devoted to the Habitat for Humanity program. These plans would be included in the subsequent rezoning application that Habitat intends to submit.

The change in density and intensity proposed by this nomination is appropriate due to the changing nature of the surrounding area. Although there remain pockets of low density residential uses in the area, recent developments have been at higher densities and intensities, consistent with this nomination. For example, Heritage Village, a townhouse development across Backlick Road from the Property, was developed at 12-16 units per acre. This nomination proposes a density for the Property less than that already constructed across the street. It also will provide an appropriate transition from the mixed-use, higher density areas to the east, particularly the commercial uses at the intersection of Backlick and Braddock Roads, including the Bradlick Shopping Center, to the single family homes located north and west of the Property, which are planned at .5 to 1 dwelling

unit per acre (though that portion immediately adjoining the Property has been re-subdivided and contains 1.75 dwelling units per acre, excluding the street dedication).

Similarly, the changing character of Backlick Road, which now functions as a major transportation thoroughfare connecting Springfield to Annandale and points north, militates a change for parcels fronting along this busy street, including the Property. Moreover, this nomination and the subsequent redevelopment of the Property offer the opportunity to consolidate the three existing and separate access points of the Property into a single access point, which will be less disruptive to the flow of traffic along Backlick Road. It also reduces the number of conflicting turning movements along this stretch of the road.

In addition, the proposed change to the Comprehensive Plan presents the opportunity to address a storm water management drainage problem that currently afflicts the surrounding Annandale Acres neighborhood. Currently, there are no effective storm water management measures in place on the Property due to the age of the existing nursery development. By contrast, redevelopment of the Property would be subject to the Fairfax County stormwater management regulations, thereby mitigating the drainage problems on the Property that affect adjoining properties. Such stormwater management improvements on the Property will augment those plans that the County already has to address the drainage problems in Annandale Acres.

III. CONCLUSION

The Nominator's proposed Comprehensive Plan Amendment improves upon the Comprehensive Plan's existing recommendations regarding residential development projects, while recognizing the changed circumstances of the surrounding area. As such, the Nominator's proposal would better achieve the Plan objectives than what is currently in the Plan. The Nominator, therefore, respectfully requests the support of the Comprehensive Plan Amendment by County Staff, the Planning Commission, and approval by the Board of Supervisors.

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